

# REGULAR MEETING PLANNING COMMISSION AGENDA

Civic Center  
Council Chambers  
150 South Palm Ave.  
Rialto, California 92376

Wednesday  
August 11, 2010  
6:00 p.m.

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Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

**NOTICE TO PUBLIC:** *To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed three (3) minutes to address the Planning Commission.*

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

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## **NEXT RESOLUTION NO. 10-43**

1. **CALL TO ORDER**

TIME: \_\_\_\_\_

2. **PLEDGE OF ALLEGIANCE**

\_\_\_\_\_

3. **ROLL CALL**

Beth George, Chair  
Dale Estvander, Vice Chair  
Artist Gilbert  
Jerry Gutierrez  
Pauline Tidler  
Al Twine  
John Peukert

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Jim Erickson, Asst. City Attorney  
Michael E. Story, Director  
Gina Gibson, Senior Planner  
Daniel Casey, Asst. Planner  
Liz Maine, Commission Secretary

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4. ORAL COMMUNICATION FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

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5. PUBLIC HEARING

ENVIRONMENTAL IMPACT REPORT E.A.R.# 06-03

AMENDMENT NO. 5 – RIALTO AIRPORT SPECIFIC PLAN (NO. 6)

GENERAL PLAN AMENDMENT NO. 21

RENAISSANCE SPECIFIC PLAN NO. 11

APPLICANT: LHR RIALTO, LLC.

LOCATION: S/O CASMALIA ST, N/O BASE LINE ROAD, E/O TAMARIND AVE, W/O AYALA DR.

CONSIDER THE ADEQUACY OF A DRAFT ENVIRONMENTAL IMPACT REPORT ADDRESSING THE ENVIRONMENTAL IMPACTS (E.A.R.# 06-03); AMENDMENT NO. 5 TO THE RIALTO AIRPORT SPECIFIC PLAN (NO. 6) TO REMOVE THE PROJECT AREA FROM THE PLAN; GENERAL PLAN AMENDMENT NO. 21 TO CHANGE THE GENERAL PLAN DESIGNATION TO “SPECIFIC PLAN” OVERLAY”; ADOPT THE RENAISSANCE SPECIFIC PLAN (NO. 11) TO DESIGNATE THE ZONING AND DEVELOPMENT STANDARDS FOR THE 1,445.3 ACRE PLANNED COMMUNITY COMMONLY KNOWN AS “RENAISSANCE RIALTO”.

CLOSE PUBLIC HEARING

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION TO THE  
CITY COUNCIL TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT(E.A.R.#06-03)

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR AMENDMENT NO. 5 TO S.P. NO. 6

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR GENERAL PLAN AMENDMENT NO. 21

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR THE RENAISSANCE SPECIFIC PLAN (S.P. NO. 11)

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

PROJECT PLANNER: Gina Gibson, Senior Planner

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6. **PUBLIC HEARING**  
**CONDITIONAL DEVELOPMENT PERMIT NO. 654**

**APPLICANT:** ROYAL STREET COMMUNICATIONS  
**LOCATION:** 3330 NORTH LOCUST AVENUE

**TO ALLOW THE EXTENSION OF AN EXISTING 53 FOOT MONO-PINE BY 17 FEET TO A TOTAL NEW HEIGHT OF 70 FEET, AND CO-LOCATE WIRELESS TELECOMMUNICATION ANTENNA ONTO THE NEW POLE EXTENSION.**

CLOSE PUBLIC HEARING

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

CONSIDERATION OF CONDITIONAL DEVELOPMENT PERMIT NO. 654

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

PROJECT PLANNER: Daniel Casey, Asst. Planner

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7. **PUBLIC HEARING**  
**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

**APPLICANT:** LINDEN AND BASE LINE HOLDINGS LLC (PANATTONI DEVELOPMENT)  
**LOCATION:** NWC BASE LINE AND LINDEN AVENUES

**PROPOSED FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH REIMBURSEMENT OF PUBLIC IMPROVEMENT COSTS BY AND BETWEEN THE CITY OF RIALTO AND LINDEN AND BASE LINE LAND HOLDINGS, LLC.**

CLOSE PUBLIC HEARING

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

CONSIDERATION OF FIRST AMENDMENT

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

PROJECT PRESENTER: Greg Lantz, Economic Development Mgr.

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8. **PUBLIC HEARING**  
**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

**APPLICANT:** BASELINE AND LOCUST HOLDINGS LLC (PANATTONI DEVELOPMENT)  
**LOCATION:** NWC BASE LINE AND LOCUST AVENUES

**PROPOSED FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH REIMBURSEMENT OF PUBLIC IMPROVEMENT COSTS BY AND BETWEEN THE CITY OF RIALTO AND BASELINE AND LOCUST LAND HOLDINGS, LLC.**

**CLOSE PUBLIC HEARING**

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

**CONSIDERATION OF FIRST AMENDMENT**

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_

**PROJECT PRESENTER: Greg Lantz, Economic Development Mgr.**

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**9. DIRECTOR OF DEVELOPMENT SERVICES COMMENTS**

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**10. PLANNING COMMISSION COMMENTS**

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**11. ADJOURNMENT**

Motion \_\_\_\_\_

Second \_\_\_\_\_

Vote \_\_\_\_\_